138.0	0005	0007.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,040,700 / 1,040,700
					USE VALUE: 1,040,700 / 1,040,700
					ASSESSED: 1,040,700 / 1,040,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEINBERG JUDY L
Owner 2:	PICKLE JOHN D
Owner 3:	
Street 1:	39 VENNER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEINBERG JUDY L -
Owner 2:	PICKLE JOHN D -
Street 1:	39 VENNER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,951 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Wood Shingle Exterior and 2076 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6951.000	472,100	2,900	565,700	1,040,700
Total Card	0.160	472,100	2,900	565,700	1,040,700
Total Parcel	0.160	472,100	2,900	565,700	1,040,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.30 | /Parcel: 501.3

Legal Description

User Acct 88817

GIS Ref

GIS Ref

Insp Date 02/18/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 138.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	472,100	2900	6,951.	565,700	1,040,700	1,040,700	Year End Roll	12/18/2019
2019	101	FV	379,400	2900	6,951.	597,100	979,400	979,400	Year End Roll	1/3/2019
2018	101	FV	379,400	2900	6,951.	440,000	822,300	822,300	Year End Roll	12/20/2017
2017	101	FV	379,400	2900	6,951.	421,100	803,400	803,400	Year End Roll	1/3/2017
2016	101	FV	414,000	2900	6,951.	389,700	806,600	806,600	Year End	1/4/2016
2015	101	FV	336,800	2900	6,951.	326,800	666,500	666,500	Year End Roll	12/11/2014
2014	101	FV	336,800	2900	6,951.	319,300	659,000	659,000	Year End Roll	12/16/2013
2013	101	FV	336,800	2900	6,951.	304,200	643,900	643,900		12/13/2012

!10703!

PRINT

Date	Time
12/11/20	00:59:04

LAST REV

Date	Time
12/14/16	08:52:15
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10703

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEINBERG JUDY L	30250-1		6/2/1999	Family	1	No	No		
RUDIN JOEL G	24233-28		1/25/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2016	2001	Manual	3,000	C				
1/20/2015	71	Redo Bat	18,500					Renovate existing
4/18/2008	419	Addition	161,500	C		G10	GR FY10	8X14 KIT ADD
4/30/1992	161		18,500					16X16 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
2/18/2016	Meas/Inspect	PC	PHIL C
5/19/2015	Permit Insp	PC	PHIL C
2/9/2009	Meas/Inspect	372	PATRIOT
12/1/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88817
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6951		Sq. Ft.	Site		0	90.	0.90	10									565,677						565,700	

Total AC/HA: 0.15957 | Total SF/SM: 6951 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 565,677 | Spl Credit | Total: 565,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	3 - Asbestos		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15121722
Const Adj.:	0.98943305
Adj $ / SQ:	142.382
Other Features:	110500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	529207
Depreciation:	57154
Depreciated Total:	472052

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

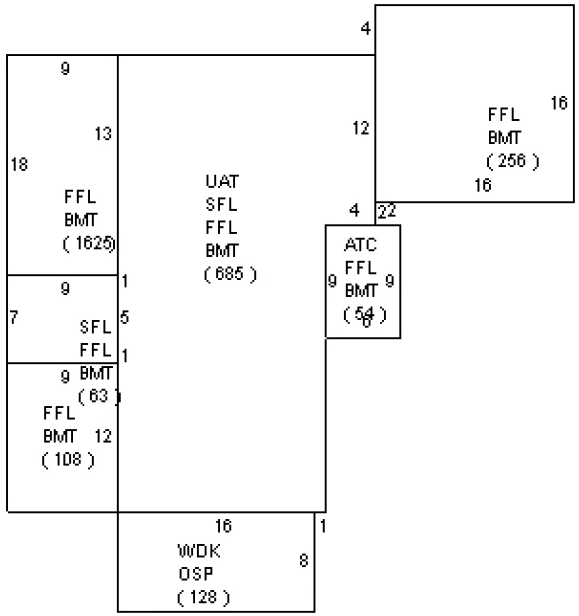
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.62
Special Features:	0	Val/Su Net:	122.62
Final Total:	472100	Val/Su SzAd	225.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,328	42.710	56,725
FFL	First Floor	1,328	142.380	189,083
SFL	Second Floor	748	142.380	106,501
UAT	Upper Attic	171	56.950	9,753
OSP	Screen Porch	128	31.990	4,094
WDK	Deck	128	13.670	1,749
ATC	Attic	19	142.380	2,691
	Net Sketched Area:	3,850	Total:	370,596
Size Ad	2094.9	Gross Are	4399	FinArea 2076

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	FR	1928	26.36	T	50	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900